

**CITY OF CORTEZ  
RESOLUTION NO. 15, SERIES 2023**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A PARCEL  
LOCATED AT 210 EAST 1<sup>ST</sup> STREET, ZONED CBD, CENTRAL BUSINESS DISTRICT**

WHEREAS, the Owners, Jimmy and Marion Rodd, through the Applicant, Kathy Stone (collectively "Owner/applicant"), have applied for review of a Conditional Use Permit for Rocky Mountain Spray Liners located at 210 East 1<sup>st</sup> Street, Cortez, Colorado and more particularly described as (the "Property"):

*City of Cortez, Lot: 16-18 Block: 33 S 20FT OF LOT 16; LOTS 17-18*

WHEREAS, the Owner/applicant presented a request and necessary submittal items for review by the City Planning and Zoning Commission at a regular meeting held on June 6, 2023; and

WHEREAS, Land Use Code Section 6.10, Conditional Use Permits, indicates that the owner or developer of a property may request a conditional use permit for development of said property; and

WHEREAS, the Planning and Zoning Commission reviewed the request for a Conditional Use Permit and is recommending approval of the request on the Property, as evidenced in the adoption of P&Z Resolution No. 9, Series 2023; and

WHEREAS, based on the evidence and testimony presented at the June 6, 2023 meeting, the Planning and Zoning Commission is recommending approval of the requested Conditional Use Permit; and

WHEREAS, based on the evidence and testimony presented at said meeting, the Planning and Zoning Commission is recommending certain conditions of approval for the issuance of the Conditional Use Permit; and

WHEREAS, it appears that all requirements of Chapters 5.00 and 6.00 of the City's Land Use Code for the issuance of the Conditional Use Permit have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE CORTEZ CITY COUNCIL:

THAT, Resolution No. 15, Series 2023, establishes the conditions of approval for the issuance of a Conditional Use Permit on the Property; and

THAT, the Conditional Use Permit for the Property is hereby approved, subject to the following conditions to ensure compliance with the standards in the land use code for a conditional use permit:

- a. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents. Specifically, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications and all requirements of CDOT for required highway improvements.
- b. Operation of the business shall not exceed CRS 25-12-103, maximum permissible noise levels. Specifically, from 7:00am to 7:00pm noise levels shall not exceed 55 db(A) at the property line. From 7:00pm to 7:00am noise levels shall not exceed 50 db(A) at the property line.
- c. The Owners shall operate the business in conformance with all provision of the submitted narrative.

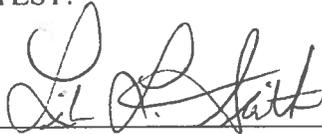
MOVED, SECONDED, AND ADOPTED THIS 11<sup>th</sup> DAY OF JULY, 2023

CORTEZ CITY COUNCIL



Rachel B. Medina, Mayor

ATTEST:



Linda L. Smith, City Clerk